

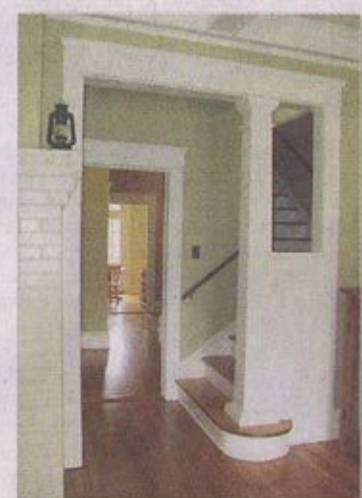
# HOME & GARDEN



A PUBLICATION OF THE HERALD-SUN ADVERTISING DEPARTMENT

## George and Mary Pyne Preservation Awards 2005

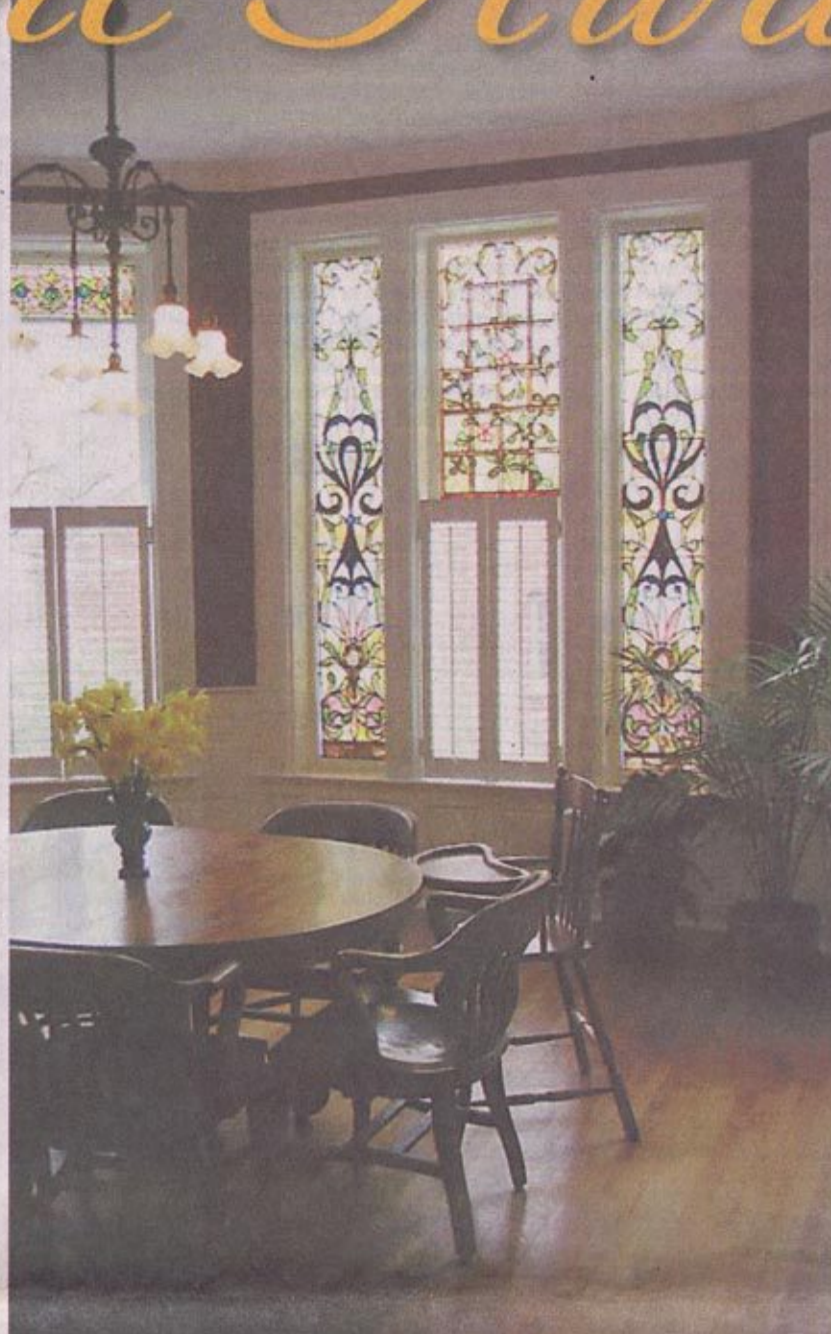
# Pyne Awards



W.H. Butler House Interior



The Hart House



The E.R. Thomas House Interior



The Imperial Tobacco Company, Ltd. of Great Britain and Ireland



First National Bank Marquee

presented by the Historic Preservation Society of Durham

The George and Mary Pyne Award is the Historic Preservation Society's most prestigious award for architectural and historic preservation. Only projects that demonstrate the highest respect for the architectural and historic integrity of a structure can be considered for the honor.

The award is named for preservationists and neighborhood activists, George and Mary Pyne. To win a Pyne, a preservation project has to have "it," a hook, something special that sets it apart from other projects. In one case "it" might be spending a fortune to restore and stabilize an iconic giant smokestack that will never earn its owners anything but trouble. In another, "it" might be the new owners' decision to rehang an elegant awning long thought lost (even though they had no obligation to do so) because restoring "it" would work as a symbol of the rebirth of downtown. In yet another, perhaps "it" was the fascination associated with the rediscovery of precious architectural artifacts belonging to Durham's great enigm-

atic patriarch, Washington Duke. Or maybe, in the case of the Shepard House, it was the loving act of devotion and gratitude to a man who gave his life and literally his home and fortune to improving the condition of African Americans through education. In addition to Pyne Awards, HPSD also recognized five projects completed over the past year that helped maintain the historic integrity of a neighborhood. These projects received Neighborhood Conservation Awards. A complete list of all the 2005 award-winning properties and recipients include: Neighborhood Conservation Award winners are: John Warasila and Vandana Dake with Rigsbee Partners for the McDonald/Ervin/Hinshaw Build-

ing at 204 Rigsbee Avenue, now the home of Alliance Architecture; David Solow for his home at 401 Watts Street, known as the Dr. C. Norris House; Mark and Kit Peele for their home at 3406 South Alston Avenue, known as the Clark-Hargrove House & Outbuildings (Mark's parents live in one of the outbuildings, a small gable-roofed cottage); and Debra and James Dobbins for their home at 1006 Monmouth Avenue in Trinity Park. The fifth Neighborhood Conservation Award went to the North Carolina State Historic Preservation Office. North Carolina is one of a few states that have enacted local historic rehabilitation tax credits. First came a credit for income-producing See **PYNE** page C3

## The Experts

...that you could answer a ... about the ornamental cabbages



## How's Your Garden Growing?



This lovely hybrid tea rose -- Brigadoon Jacpai -- is enjoying its second year bliss-

THE HERALD-SUN, DURHAM, NORTH CAROLINA

SATURDAY, JUNE 18, 2005

## Pyne Preservation Awards 2005 *continued from page 1*

historic properties, which piggy-back on the Federal Tax Credit program and has encouraged projects like West Village, the Baldwin Building and American Tobacco. But in addition to this financial incentive for commercial redevelopment, the State has also created a tax credit for owners of historic properties interested in rehabilitating them as their own residences. The legislation to establish the program originated in the N.C. Senate and both of Durham's senators, Jeanne Lucas and Wib Gulley, were co-sponsors of the bill. It was enacted on January 1, 1998.

The local impact of this legislation is impressive. Since its inception, the State Historic Preservation Office has received 84 tax credit applications from property owners in Durham County for the non-income producing historic rehabilitation tax credit. The estimated construction cost of these projects is \$8,666,272. During this same period, 31 projects in Durham have been completed, adding \$2,707,260 to the local economy.

**The E. R. Thomas House**  
2417 West Club Boulevard  
Sasha and Sara Berghausen  
Unoccupied for years, this house was built around 1920. It appears to be a typical large home for a middle class family, but open the doors and its interior is filled with stained glass windows, pocket doors, fireplaces, paneling, and other appointments, all salvaged from "Fairview," Washington Duke's very Victorian mansion (which once stood at the corner of Main and Duke Streets). After months of loving attention, the doors once again glide in their tracks and the sunlight gleams through carefully restored colored glass. The restoration project involved solving significant structural problems and returning the house, which had been cut into apartments, back to a single-family home.

**The Davis-Mason House**  
2100 West Club Boulevard  
Kurt and Linda Hube  
This especially lovely craftsman style bungalow was originally built around 1915. The new owners started at the bottom and worked up. They rebuilt the foundation and shored up the porch. They leveled the sagging floors and carefully restored the broken plaster after consulting with a master plasterer. They resisted any urge to reorder the interior of the house. Consequently the coffered ceilings in the parlor and the lovely fireplace in the dining room appear today just as they did when the house was completed nearly a century ago. These dedicated owners also replaced the crumbling exterior stairs and even lovingly restored the original Model T-sized garage for use as a garden shed.

**W. H. Butler House**  
2417 West Club Boulevard  
Jim Jennings and Josh Allen  
Not all bungalows are small. When W. H. Butler built this big craftsman style house at 2417 W. Club Boulevard in 1917, he intended for it to be a modern showplace in Durham's first country club neighborhood. To restore



The Davis-Mason House

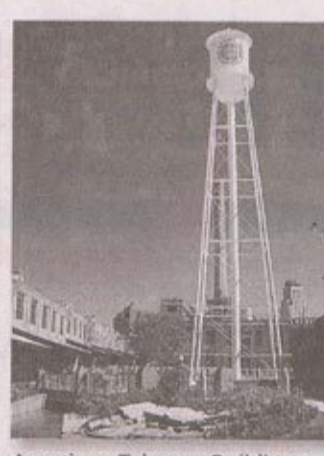
the home to its original single-family purpose, the owners had to undo all of what time and thoughtless owners had done. They had to shore up the unsteady underpinning of the house, and make sense of what remained. The house is once again the showplace it was originally intended to be. Considerable pains have been taken not just to restore the structure, but to restore its much bruised dignity by tending to the details. You should see the wonderful reproduction early twentieth century range in the kitchen and the new garage and shop building out back looks like it accreted over time with addition after addition.

**First National Bank Marquee**  
123 West Main Street  
Self Help Credit Union  
When it was completed in 1915, the First National Bank building was everything an American bank was supposed to be. For eighty years, banking patrons were beckoned to enter the building, protected from the elements as they did so by an unusually elegant bronze and glass marquee (awning). Durhamites identified the bank by its spectacular awning. In the 1990s the then owners of the building took the marquee down, the building began to take on a forlorn look. It was another visible symbol that downtown's best days were gone. And worst, no one seemed to remember what had become of the marquee.

Architect Eddie Belk saw the awning on a lot over on the east side of downtown and called Steve Cruise, the city's preservation planner. Steve told the building's new owner, Self Help, about the missing marquee and, although they might easily have said "no way," Self Help said let's fix it up and put it back. Just as the removal of the marquee was a symbol of downtown's decline, so its restoration by Self Help is a portent of downtown's revival.

**The American Tobacco Buildings**  
Blackwell Street  
Capitol Broadcasting Company  
Durham's building huggers have waited a long time for this and so it is with considerable glee that Capitol Broadcasting is awarded with not one, but six Pyne awards for their magnificent restoration and reuse of the following buildings in what's now called the "American Tobacco Historic District." When you think about it, it's hard to believe. The magnitude of the project is hard to take in -- over a million square feet of abandoned factory buildings located in a downtown that who had written off as "history." Who could possibly be both wealthy enough and crazy enough to restore and reuse these buildings, AND build a river through the middle just for fun?

In any other city in North Carolina, indeed, the United States, an abandoned, hundred year-old factory would have been a liability and an eyesore. In Durham, such



American Tobacco Buildings

a thing is an opportunity turned asset thanks to the vision of the folks at Capitol Broadcasting. The Historic Preservation Society of Durham is pleased to recognize the devotion and commitment of Capitol Broadcasting by awarding the company with George and Mary Pyne awards for each of these buildings: The Fowler Building, The Crowe Building, The Strickland Building, The Reed Warehouse and The Washington Building. Go to [www.preservationdurham.org](http://www.preservationdurham.org) for complete details on how this wonderful project came into being.

The folks at Capitol Broadcasting have pulled together what is arguably the largest historic preservation project in the United States in the last 15 years. They are justifiably proud of their efforts and we are grateful to them for their undertaking.

**The Baldwin Building**  
107 West Main Street  
Greenfire Development  
The Baldwin family first opened a millenary store at 105 W. Main just before World War I. In 1927, the first half of the Baldwin's Department Store was built next door at 107 W. Main. The architects for the project were Atwood and Nash. The building's most distinguishing feature was a neoclassical facade in limestone with monumental Doric pilasters from the base of the second story to the entablature above the third floor. The windows were very ample; those on the second floor go from the floor to within a foot of the ceiling.

The building was purchased in 1999 by the Gutmann family whose goal was renovation and adaptive reuse of the building for commercial and residential uses. The project proved difficult, and in 2003, Michael Lemanski of Greenfire Development purchased the building and carried through a plan that created commercial space on the ground floor as well as twelve apartment units on the upper floors. The design of the renovations was frequently informed by the accumulated quirks and character of a building that had been maintained and modified by the Baldwins for over fifty years. Each of the twelve apartments has unique characteristics ranging from a massive sliding fire door to leftover structure from the first elevator in the 1927 building.

**The Hart House**  
2324 Duke University Road  
Duke University  
Located on a rise at the corner of Cameron Boulevard and Duke University Road, the Hart House is a three-story, brick and half-timbered Tudor style mansion. The last of the great original residences



The Baldwin Building

built on the Duke campus in the 1930s for university officials, the Hart House has been restored and elegantly updated to serve as the residence of the university's president, enabling the president and his family to live on campus for the first time since the 1960s.

In historic preservation terminology, the phrase "adaptive reuse" normally suggests the accommodation of an old building to a new use. In this case, a house that was formerly both the home of a large and active family and a center for the social life of the university has been restored to that old purpose, becoming once again both an intimate residence for the president's family and a place to entertain the larger university's family and friends, and to show Duke at its best.

In a house with very solid masonry walls, a house that was designed before air conditioning, it was a major challenge to solve the puzzle of inserting new technology into a historic structure, and provided a level of craftsmanship and attention to detail appropriate to a house with this pedigree. This project has earned a Pyne Award for its sheer competence, for the fact that it illustrates Duke University's stewardship for its historic campus, and for its beauty.

**The Dr. James E. Shepard House**  
1902 Fayetteville Street  
NC Central University  
For years the James E. Shepard House sat forlornly on the corner of Brant and Fayetteville Streets. The porch was enclosed and a tree was growing on the roof. Windows were broken. The neglected building showed no sign of its important past.

Dr. James E. Shepard founded the National Religious Training School and Chautauqua in 1910. Today we know this school as North Carolina Central University. This prairie style house was built in 1925 for Mr. Shepard with funds from J. B. Mason, a local banker. Shepard lived in the house until his death in 1947. During that period the house served not only as



The Dr. James E. Shepard House

his home but also as a de facto hotel for honored college guests. Luminaries such as W.E.B. DuBois, Phillip Randolph, Marian Anderson, and Mary McLeod Bethune stayed in this home. After Shepard's death the house passed to the University and continued to serve as the president's home until the early 1970s.

The careful restoration, overseen by Al Palmer, took pains to restore the house to its original condition, making only slight alterations for handicapped accessibility and a catering kitchen. The house maintains everything from the original bathroom tiles and fixtures to wood floors. Once again the house is a gem of Fayetteville Street.

**The Imperial Tobacco Company, Ltd., of Great Britain and Ireland**  
215 Morris Street  
Measurement Incorporated  
Ever since the 1980s, when pioneers like Adam Abram and Clay Hamner showed us it was possible to turn old tobacco factory buildings into warehouse condos and Brightleaf Square, preservationists have fantasized about the Imperial Tobacco factory on Morris Street. Hank Scherich and Measurement Incorporated have turned the building into light-filled offices and work spaces.

Under the watchful eye of architect Tim Hoke, a team of all-Durham contractors restored and refinished miles of maple flooring. Hundreds of giant double hung sash windows were restored and made to operate again. Layers of grim paint were removed from walls to reveal gleaming brickwork. The Morris Street facade was restored to its original appearance and a new main entryway has been cleverly and seamlessly introduced in the now unbroken line of street-level windows. The restoration and adaptive reuse of the Imperial building has preserved an important part of Durham's unique tobacco heritage.

Editor's Note: This story was written and edited by the members and staff of the HPSD.

*Continued from page 1*

of these will reward you beyond measure. You'll receive a newsletter, discounts on classes, the opportunity to interact with some of the finest horticulturists in the state, and perhaps even the occasional plant giveaway!

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